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**Economic Development Commission
Regular Meeting Minutes
October 7, 2013**

- Members Present:** Joseph Mirra, Chairman
Richard Nunn, Vice-Chair
Gary Fappiano
Rosemarie Preneta
Jim Wolfe
- Members Absent:** Mark Gingras
Tom Collette
- Others Present:** Doreen DeSarro, Bus. Recruiter
Don Roe, Ec. Dev. Coordinator
Lynn Wolff, Secretary
Ben Martin, Energy Conservation Commission

Chairman Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:32 p.m.

1. **Presentation and Discussion with Ben Martin (Energy Conservation Commission) re: Electric Car Charging Stations** – Ben Martin gave the EDC a brief review of a handout regarding electric car charging stations. More people are purchasing electric cars and are looking for a spot to charge their car while eating, shopping or running errands. DEEP has grant money available for businesses for the purchase and installation of these stations; the grant application period just closed. However, DEEP is creating a program geared toward municipalities which should be out soon; it will include a list of vendors that the State has already vetted. If a municipality chooses one of these pre-approved vendors, it should make approval of the application more likely. The ECC is asking the EDC to support the Town applying for the grant. The EDC questioned:
 - Q: How much the chargers cost. A: \$800 for just the charger; \$1,000 for a charger and installation;
 - Q: Is the charger a pay-by-charge model or a billed charger (similar to how EZ Pass operates). A: Either. The Town can hire a company to handle the billing.
 - Q: Charging time. A: Depends on how low the car’s battery is. A fast charger can charge a battery up to 80% in 15 minutes. (A home charger takes 6-8 hours for a full charge.)

- 44 • Q: Where does the ECC envision these chargers being installed and how many do you
45 hope to have installed? A: The ECC would love to see every parking space have one but
46 one site might be off Exit 66 of the Merritt or Simpson Court. The EDC also suggested the
47 Caplan/Wooding parking lot and the railroad station parking lot.
- 48 • Q: Have you talked to the Electric Division about this? A: The ECC has not yet talked to
49 them.
- 50 • Q: Why approach the EDC? A: The ECC thinks that these chargers will bring people to the
51 Town. Available software directs electric car drivers to the charging stations in the area.
52 The ECC believes people using the stations will be more likely to shop, eat or visit the Town
53 while the car is charging. To qualify for this grant, it would be helpful to have the backing of
54 the EDC.
- 55 • Q: What about liability? A: It is believed that the company hired to maintain and manage
56 these stations would have the correct insurance.

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58 The EDC said they would support applying for a grant for these chargers but might need more
59 information (location, liability, maintenance, cost/charge, etc.). Ben Martin thanked the EDC for
60 listening to his presentation.

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62 **2. Discussion and Possible Action on Special Meeting Minutes dated September 9, 2013** – The
63 secretary noted that the date in the header on pages 2 and 3 should read September 9, 2013 rather
64 than August 26; this will be fixed. **Jim Wolfe made a motion to approve the August 26, 2013**
65 **special meeting minutes with that correction; Gary Fappiano seconded the motion. The**
66 **minutes were approved by unanimous vote.**

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68 **3. Review of Monthly Expenditure Report** – Don Roe said a partial payment in REX dues was
69 made as planned. There were no other comments.

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71 **4. Staff Reports** - Doreen DeSarro distributed and reviewed the September "Marketing Report" (*copy*
72 *attached*). Some highlights include:

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- Tech Top 40 - Doreen, Rosemarie Preneta and Don Roe attended. Two Wallingford companies won awards (APS Technology and Proton Onsite);
- An article for the NE Real Estate Journal will be submitted this week;
- Celebrate Wallingford was held this past weekend. Great turnout. Gary Fappiano commented that the work on the Caplan/Wooding parking lot was impressive and was heavily used.

- 79 • WCI is working with the BOE to lease space in the downtown for a student art gallery and
80 café run by high school students. Joe Mirra said that he and Jim Wolfe are involved in this
81 project as well. Joe said this space will house 4-6 work stations for start-up businesses, a
82 lounge, classroom space as well as the offices of WCI. No location has been chosen yet.
83 The facility will be privately funded through donations from businesses and Choate as well
84 as rent from WCI and small businesses leasing space. **Jim Wolfe made a motion that he**
85 **and Joe Mirra continue to review, research and participate in this project on behalf of**
86 **the EDC; Gary Fappiano seconded the motion. By unanimous vote, the motion was**
87 **approved.**

88 Don Roe said that the Economic Development Specialist job opening closes this week (October
89 11). After a quick review of the applications received so far, staff reported several possible
90 candidates.

91 Since tonight's meeting was cancelled, Don asked the Retention/Incentives Committee about
92 rescheduling. It was agreed that the Committee will have a special meeting on October 24 at 9 am.

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94 **5. Committee Reports**

- 95 • **Marketing** – No report. Doreen DeSarro asked the EDC its opinion about the radio ads that are
96 currently being run once a month on 1080 AM; should we continue? Although the ads are
97 inexpensive, we have not received any inquiries in the five months they have run. Members
98 told Doreen to advise the Marketing Committee to discontinue these ads.
- 99 • **P&Z Liaison** – Jim Wolfe said he thought WCI should go before the Planning & Zoning
100 Commission to discuss zoning in the downtown. Jim and Doreen DeSarro had looked at
101 Middletown's regulations, as an example, several years ago. Jim felt these could be used as a
102 guide. Don Roe said that what really should be considered are the permitted uses in the
103 downtown zone. Also, should the EDC endorse increasing the funds for the Façade Program?
104 This program always runs out of funds quickly. *Staff will get other town's regulations and*
105 *forward them to Jim and Joe Mirra so that this can be discussed further.*

106 Jim reported that the Planning & Zoning Commission and the Town Council met in
107 September and, after deciding not to do another traffic study, agreed to move forward with the
108 IHZ for the downtown. Final approval to submit this project to the State is on the agenda for the
109 October 8 Town Council meeting; based on the workshop comments, Jim anticipates the Town
110 Council approving the IHZ submittal to the State.

111 Jim said that United Concrete has purchased 69 North Plains Highway plus an 8-acre lot
112 and plans to go before the Planning & Zoning Commission to create a storage yard for concrete
113 products. Jim would like to support this expansion. After some discussion, **Jim Wolfe made a**
114 **motion to support United Concrete's proposed expansion, as long as it meets Town**

115 **requirements; Gary Fappiano seconded the motion. By unanimous vote, the motion**
116 **passed.**

117 Joe Mirra mentioned that Mr. Winston intends to do a survey of local businesses to garner
118 support for the completion of the Hilton project.

119 Doreen DeSarro mentioned that Harte Auto Group is looking to purchase Vinny's Nursery at
120 1076 South Colony Road. This is a good use for this vacant property. **Joe Mirra made a**
121 **motion to support the application to the Planning & Zoning Commission (PZC) by Harte**
122 **Auto as long as the PZC has no objections to the application; Jim Wolfe seconded the**
123 **motion. By unanimous vote, the motion passed.**

124 • **Retention/Incentives** – Gary Fappiano said that, at the upcoming meeting, the Committee and
125 staff hope to finalize the Key Account Program and finish work on the incentives programs,
126 which are due to expire at the end of the year.

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128 **6. Regional Matters (CCAED, GNHCofC, NHMA, QCofC, REX, WA) –**

129 • Central CT Alliance for Economic Developers – Don Roe and Doreen DeSarro attended a
130 meeting recently and met the new economic development person for Meriden; she will do both
131 economic development and grants.

132 • Greater New Haven Chamber of Commerce (GNHCofC) and Quinnipiac Chamber of
133 Commerce – Robin Wilson, at a meeting with Don Roe and Doreen DeSarro, reported that
134 these two organizations are now affiliated. The Quinnipiac Chamber will keep a separate office
135 here in Wallingford and hopes to move back into the downtown. Robin will continue as a
136 consultant for about six months. Dee Prior will now be the “face” of the Quinnipiac Chamber.
137 Robin did not think the QCC will continue to hold its Business Expo and instead will collaborate
138 with the GNHCofC for their expo. When asked about the Mayor's State of the Town, Robin said
139 that Dee and Maribel will organize that event. Also, membership dues will still be paid to the
140 QCofC but membership will now include membership in the GNHCofC as well at no additional
141 cost. A retirement party for Robin will be held on November 14 at 6 pm at Ashlar Village. *Robin*
142 *requested that Doreen DeSarro's monthly report be sent to the QCofC; the secretary will add*
143 *them to the mailing list.*

144 • REX – Don Roe distributed two monthly reports for the EDC to read.

145 • Workforce Alliance – Joe Mirra asked if everyone had gotten his e-mail about the summer jobs
146 program; he asked members to consider the WA program if they need help.

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148 **7. Community Involvement** – Don Roe reminded the EDC about an upcoming webinar by NEDA on
149 November 7. The webinar is on “Passenger Rail and Economic Development” and is the second in
150 a three-part series. Members interested in participating can do so by coming to our office.

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152 **There being no further business, Jim Wolfe made a motion to adjourn the meeting at 8:10**
153 **p.m.; Rosemarie Preneta seconded the motion. By unanimous vote, the motion carried.**

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Sincerely,

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Lynn M. Wolff, Secretary

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Attachment

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EDCSMMin100713DrNotApp